



AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, SEPTEMBER 23, 2004 3:30 P.M.

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES OF PLANNING COMMISSION MEETING ON SEPTEMBER 9, 2004

**NEW BUSINESS:**

**1. PUBLIC HEARING CASE #059-0-092304 – CITY OF LEESBURG (MATTICK)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY UBRAN EXPANSION TO CITY LD (LOW DENSITY RESIDENTIAL) AND GC (GENERAL COMMERCIAL) OF APPROXIMATELY 8.8 ACRES, FOR PROPERTY GENERALLY LOCATED NORTH OF US 441, SOUTH OF SILVER LAKE DRIVE, AS LEGALLY DESCRIBED. SEC. 15 & 22, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)**

**2. PUBLIC HEARING CASE #060-1-092304 – CITY OF LEESBURG (MATTICK)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 8.8 ACRES FROM COUNTY CP (COMMERCIAL PLANNED); C-1 (NEIGHBORHOOD COMMERCIAL), R-1 (RURAL RESIDENTIAL), RP (RESIDENTIAL PROFESSIONAL) TO CITY C-3 (HIGHWAY COMMERCIAL), R-1 (SINGLE FAMILY RESIDENTIAL), FOR PROPERTY GENERALLY LOCATED NORTH OF US 441, SOUTH OF SILVER LAKE DRIVE, AS LEGALLY DESCRIBED. SEC.01 & 15, TWP. 19S, RGE. 25E. **(CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)**

**3. PUBLIC HEARING CASE #064-0-092304 – CITY OF LEESBURG (ABC LIQUORS, INC.)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN TO CITY GC (GENERAL COMMERCIAL) AND HD (HIGH DENSITY RESIDENTIAL) OF APPROXIMATELY 4.04 ACRES, FOR PROPERTY GENERALLY LOCATED EAST OF US 27/441, SOUTHEAST OF THE INTERSECTION OF US 27/441 AND PICCIOLA ROAD, AS LEGALLY DESCRIBED. SEC. 15, TWP. 19S, RGE. 24E. **(CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)**

**4. PUBLIC HEARING CASE #065-1-092304 – CITY OF LEESBURG (ABC LIQUORS, INC.)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 4.04 ACRES FROM COUNTY C-1 (NEIGHBORHOOD COMMERCIAL) AND COUNTY R-1 (SINGLE FAMILY RESIDENTIAL) TO CITY C-1 (NEIGHBORHOOD COMMERCIAL) AND CITY R-2 (LOW DENSITY RESIDENTIAL), FOR PROPERTY GENERALLY LOCATED EAST OF US 27/441, SOUTHEAST OF THE INTERSECTION OF US 27/441 AND PICCIOLA ROAD, AS LEGALLY DESCRIBED. SEC. 15, TWP. 19S, RGE. 24E. **[STAFF REQUESTS CONTINUANCE TO PLANNING COMMISSION DATE OCTOBER 7, 2004; (CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)]**

**5. PUBLIC HEARING CASE #068-0-092304 – CITY OF LEESBURG (HAL SMITH)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP DESIGNATION FROM COUNTY URBAN EXPANSION TO LD (LOW DENSITY RESIDENTIAL), OF APPROXIMATELY 4.42 ACRES, FOR PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48, EAST OF US HIGHWAY 27, AS LEGALLY DESCRIBED. SEC. 14, TWP. 20S, RGE. 24E. **(CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)**

**6. PUBLIC HEARING CASE #069-1-092304 – CITY OF LEESBURG (HAL SMITH)**

REQUEST FOR A RECOMMENDATION TO THE CITY COMMISSION FOR REZONING OF APPROXIMATELY 4.42 ACRES FROM COUNTY C-1 (NEIGHBORHOOD COMMERCIAL), C-2 (COMMUNITY COMMERCIAL), CP (PLANNED COMMERCIAL), AND R-6 (URBAN RESIDENTIAL) TO C-3 (HIGHWAY COMMERCIAL) AND R-2 (MEDIUM DENSITY RESIDENTIAL), FOR PROPERTY GENERALLY LOCATED SOUTH OF COUNTY ROAD 48, EAST OF US HIGHWAY 27, AS LEGALLY DESCRIBED. SEC. 14, TWP. 20S, RGE. 24E. **(CITY COMMISSION DATES: OCTOBER 25 AND NOVEMBER 8, 2004)**

**7. PUBLIC HEARING CASE #073-2-092304 – MIDDLESEX LLC – LEESBURG CONCRETE**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW METAL FABRICATING AND PRECAST CONCRETE PRODUCTS MANUFACTURING IN A M-1 (INDUSTRIAL) DISTRICT, FOR PROPERTY GENERALLY LOCATED WEST OF THOMAS ROAD AND NORTH OF GRIFFIN ROAD, AS LEGALLY DESCRIBED. SEC. 16, TWP. 19S, RGE. 24E.

**8. PUBLIC HEARING CASE #076-2-092304 – GARNER / ROJAS - TROPIC**

REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MOVIE THEATER; ENTERTAINMENT VENUE, AND MEETING ROOM FOR CIVIC ORGANIZATIONS (INCLUDING CHURCH), ETC., IN A CBD (CENTRAL BUSINESS) DISTRICT, FOR PROPERTY GENERALLY LOCATED NORTH OF MAIN STREET, SOUTH OF MARKET STREET, AND WEST OF MUNICIPAL PARKING LOT, AS LEGALLY DESCRIBED. SEC. 26, TWP. 19S, RGE. 24E.

**OTHER BUSINESS:**

1. ELECTION OF OFFICERS FOR THE FISCAL YEAR 2004 - 2005.

## **ADJOURNMENT**

**NOTICE:** PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE PERSONNEL DEPARTMENT, ADA COORDINATOR, 48 HOURS IN ADVANCE OF THE MEETING AT 728-9740.

**"F.S.S. 286.0105:** IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE PLANNING & ZONING COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, SUCH PERSON WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED." THE CITY OF LEESBURG DOES NOT PROVIDE THIS VERBATIM RECORD.